

**TRANSFER
TAX
PAID**

WARRANTY DEED
(Joint Tenancy - Statutory Short Form)

47-315

Eric K. Rancourt, whose mailing address is 6 Morrison Avenue, Waterville, ME 04901 for consideration paid, grants to **David J. Lantagne** and **Dianne E. Lantagne**, whose mailing address is PO Box 11, Waterville, ME 04901 as **Joint Tenants with Warranty Covenants**, certain lots or parcels of land situated in the Waterville, County of Kennebec, and State of Maine, bounded and described as follows, to wit:

PARCEL ONE

A CERTAIN LOT OR PARCEL OF LAND with the buildings thereon, located in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

COMMENCING at an iron pin in the westerly line of Morrison Avenue and in the northeasterly corner of property now or formerly of Wilfred Pomerleau; thence northwesterly 57 feet, more or less, in the northeasterly line of said Pomerleau to an iron pin in the southeasterly line of Norman Mathews 81.5 feet, more or less, to the southwest corner of property now owned by Philip Corey; thence southeasterly passing between the exterior edge of a garage wall and the interior edge of a shop wall to Morrison Avenue; thence southerly in the westerly line of said Morrison Avenue to the point of beginning.

BEING a portion of the premises conveyed by Louis A. Rancourt and Beverly Rancourt to Eric K. Rancourt by deed dated May 27, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4695, Page 81.

PARCEL TWO

A CERTAIN LOT OR PARCEL OF LAND, with the buildings thereon, situated in Waterville, in the County of Kennebec and State of Maine, and further bounded and described as follows, to wit:

BEGINNING at an iron pipe in the westerly line of Morrison Avenue, in said Waterville, which iron pipe in marks the northwesterly corner of land of the within grantor; thence southeasterly along the northerly line of land of the within grantor one hundred thirty-four (134) feet to a stone monument at the northwesterly corner of land of Eleon Shuman; thence southwesterly along the westerly line of land of said Eleon Shuman one hundred thirteen (113) feet to an iron rod; thence westerly fifty-nine and one-tenth (59.1) feet to an iron rod near the easterly edge of a traveled way as presently located; thence northerly along and near the easterly edge of the said traveled way forty-seven and five-tenths (47.5) feet, more or less, to a point at the easterly wall of an existing shop and garage building, which point marks the exterior edge of the garage wall of the interior edge of the shop wall; thence continuing westerly along the exterior edge of the garage

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wall to the westerly side thereof and continuing along the same line to an iron rod set in the easterly line of land of Norman Mathews; thence northeasterly along the easterly line of land of the said Norman Mathews seventy-three and five-tenths (73.5) feet to the point of beginning.

ALSO a right of way over the traveled way as presently located on land of the within grantor, extending from Western Avenue to the property above delineated.

EXCEPTING and reserving from this conveyance such rights of way over and across the above described premises heretofore conveyed to the within grantor and to Mr. and Mrs. James McGee. Also excepting and reserving all rights to build, use and maintain a sewer over or across the above described premises heretofore granted by E. I. Foster to any and all grantees, their heirs and assigns, including the within grantor, J. Ervin Pomerleau, and Didyme Jacques, Ernest J. Gadbois, and the City of Waterville.

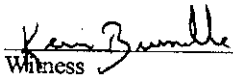
This conveyance is made subject to the following restrictions, to wit:

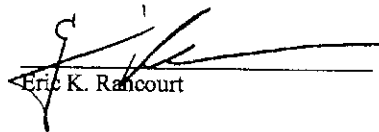
1. No building shall be constructed, during the life time of J. Ervin Pomerleau and his wife Marie A. Pomerleau, on the westerly side of Morrison Avenue of a height greater than that of the present building.
2. No house shall be built on the lot on the easterly side of Morrison Avenue at a cost less than ten thousand dollars.
3. The premises outside the present building on the westerly side of Morrison Avenue shall be kept clean and orderly at all times.

BEING the same premises conveyed by Earl McLaughlin to Louis A. Rancourt and Beverly Rancourt by deed dated November 12, 1971 and recorded in the Kennebec County Registry of Deeds in Book 1600, Page 785. This same premises being conveyed by Louis A. Rancourt and Beverly Rancourt to Eric K. Rancourt by deed to be recorded herewith.

EXCEPTING all that property conveyed by Louis A. Rancourt and Beverly Rancourt to Frank S. Wood and J. Dawna Wood by deed dated September 26, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3812, Page 785.

Witness my hand and seal this 21th day of November, 2004.


Witness


Eric K. Rancourt

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State of Maine
Kennebec, ss.

November 29th, 2004

Personally appeared the above named Eric K. Rancourt and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Kevin Brunelle
Notary Public

Kevin Brunelle
Printed Name
My Com. Exp.: 9/10/2010

KEVIN M. BRUNELLE
Notary Public, Maine
My Commission Expires September 10, 2010

Received Kennebec SS.
12/01/2004 2:05PM
Pages 3 Attest:
BEVERLY BUSTIN-HATHENWAY
REGISTER OF DEEDS